- obedience
- resonable care and skill

DUAL AENCY VIOLATION

- ie, ABC Realty
- failure of fiduciary duty of obedience
- licensee violated statutory law
- obedience
- reasonable care and skill

MISLEADING ADVERTISING AND OTHER VIOLATION

- R case study
- licensee advertised selling properties for top dollar with zero real estate commissions.
- failure to provide Seller Disclosure
- failure to provide lead-based paint addendum.
- failure to list terms in the
- Violation of licensing
- obedience
- Reasonable care and skill
- Which of the following are forms of dual agency?

> One agent, two principals; one broker, two agent, two

- If a clients is a party to a dual agency relationship, what

> give written consent

- What must a licensee do when they receive an ~~earnest~~ m

> Deliver it to the listing broker.

- Dimitri is a buyer's agent helping Chantel purchase a ne

> Yes, even though the listing is being handled by a diff

- Susan, a sales person for ABC ~~REAL~~ Realty, has list~~ed~~ing contra

> Dual agency

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- Licensee convicted of multiple misdemeanors
- Reasonal care and skill

TRUST FUND

- Improperly prepared Contract
- Trust fund violations
- fraudulent practices.
- failure to disclose important facts to licensing authority
- violation of license law
- dishonest practice of real estate
- cease and desist from working with the public in real estate-related matter.
- pay a civil penalty of $10,000 within 120 days of the effective date of the order.
- revocation of both broker license
- accounting
- Reasonal care and skill.

MULTIPLE MISSTEPS

- misrepresentation.
- improperly prepared contracts
  - failure to disclose
  - Charging client more than statutory maximum.
  - false advertising
  - trust account violation.
  - multiple violations
  - accounting
  - loyalty.